178.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,100 / 623,100
					USE VALUE:	623,100 / 623,100
					ASSESSED:	623,100 / 623,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY THOMAS P & JEANNE M	
Owner 2:		
Owner 3:		
Street 1:	11 RHINECLIFF ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1292 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4914.000	225,900		397,200	623,100
Total Card	0.113	225,900		397,200	623,100
Total Parcel	0.113	225,900		397,200	623,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.13 | /Parcel: 482.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120782

GIS Ref

GIS Ref

Insp Date 07/27/18

!14006!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	225,900	0	4,914.	397,200	623,100		Year end	12/23/2021
2021	101	FV	219,700	0	4,914.	397,200	616,900		Year End Roll	12/10/2020
2020	101	FV	219,900	0	4,914.	397,200	617,100	617,100	Year End Roll	12/18/2019
2019	101	FV	197,500	0	4,914.	397,200	594,700	594,700	Year End Roll	1/3/2019
2018	101	FV	198,100	0	4,914.	334,800	532,900	532,900	Year End Roll	12/20/2017
2017	101	FV	198,100	0	4,914.	306,400	504,500	504,500	Year End Roll	1/3/2017
2016	101	FV	198,100	0	4,914.	261,000	459,100	459,100	Year End	1/4/2016
2015	101	FV	186,800	0	4,914.	227,000	413,800	413,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:09:32

LAST REV

Date	Time
10/15/18	11:14:51
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14006

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12803-541		6/3/1975		33,500	No	No	N	

USER DEFINED

Prior Id # 1:	120782
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
6/10/2015	Field Review	PT	Paul T
11/6/2008	Measured	163	PATRIOT
12/21/2000	Measured	163	PATRIOT
5/2/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4914		Sq. Ft.	Site		0	70.	1.15	7									397,194						397,200	

Total AC/HA:	0.11281	Total SF/SM:	4914	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 397,194	Spl Credit	Total: 397,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97223961
Adj $ / SQ:	177.191
Other Features:	72500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306959
Depreciation:	81037
Depreciated Total:	225922

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

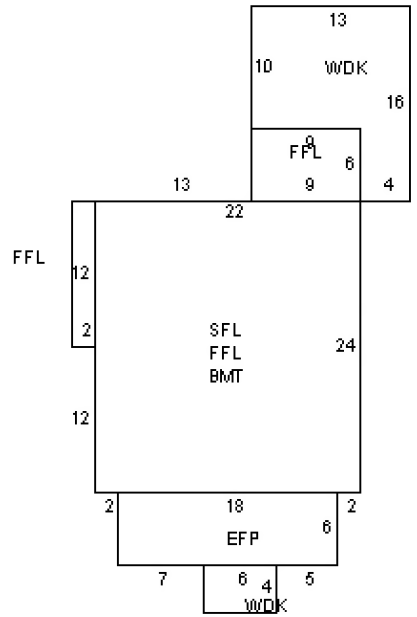
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.19
Special Features:	0	Val/Su Net:	119.21
Final Total:	225900	Val/Su SzAd	208.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	606	177.190	107,378
BMT	Basement	528	66.980	35,364
SFL	Second Floor	475	177.190	84,201
WDK	Deck	178	11.300	2,011
EFP	Enclos Porch	108	50.980	5,506

Net Sketched Area:	1,895	Total:	234,460
Size Ad	1081.1999	Gross Area	1948	FinArea	1292
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	